

Memorandum

To: Planning Commission

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Date: December 9, 2016

Subject: **Marymoor Subarea Comprehensive Plan and Zoning Code Amendments and Local Center Designation: Approach for Review**

PURPOSE

The purpose of the December 14, 2016 study session is to share and seek Commission feedback on a proposed approach for the Planning Commission's review of Marymoor Subarea Comprehensive Plan and Zoning Code amendments and local center designation. In addition, staff will provide an overview of the major components of the proposed amendment package.

PREPARATION FOR DECEMBER 14, 2016 STUDY SESSION

Please review the calendar below that shows a proposed schedule for the Planning Commission's discussion of and recommendation on the proposed amendments. Staff will seek the Commission's input on this proposed approach as part of the December 14, 2016 study session.

| Date | Topic |
|--------|---|
| Dec 14 | Planning Commission input on and confirmation of approach; overview of components of amendment package |
| Dec 22 | Amendment package distributed in Planning Commission's meeting packet |
| Jan 11 | Review of 2014 Southeast Redmond Neighborhood Plan context, overview of proposed amendments, Commissioners identify issues for issue matrix |
| Jan 18 | Public hearing; study session to identify additional issues and begin to resolve issues |
| Jan 25 | Study session: continue to resolve issues |
| Feb 8 | Study session: resolve remaining issues and make recommendation to City Council |
| Feb 22 | Planning Commission Report approval |

MAJOR COMPONENTS OF PROPOSED AMENDMENT PACKAGE

The proposed Comprehensive Plan and Zoning Code amendments comprise five major components:

1. Land use transition strategy. The City Council established the South Marymoor Subarea Committee in 2014 through Resolution 1415 to recommend a land use transition strategy for the South Marymoor Subarea. The Committee completed its recommendation for a “Marymoor Expanded Use Zone” in November 2016. Staff is proposing Comprehensive Plan and Zoning Code amendments to implement the Committee’s recommendation.
2. Infrastructure plan. Neighborhood Plan policy and Resolution 1415 called for an infrastructure planning study to identify the future infrastructure systems needed to support planned growth. Staff is proposing Comprehensive Plan and Zoning Code amendments to implement the recommendations of that study.
3. Zoning Code amendments to advance vision. The vision for the Marymoor Subarea as described in the 2014 Southeast Redmond Neighborhood Plan is, “A walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping, and commuting to other Redmond and central Puget Sound destinations.” Staff is proposing new zones with regulations that allow mixed-use, multifamily, transit-oriented development that are consistent with the South Marymoor Subarea Committee’s recommended land use transition strategy.
4. Local center designation. Locally-designated centers are activity nodes where employment, services and housing are accommodated in a compact and moderately dense form to make efficient use of urban land and support multimodal access. Staff is proposing Comprehensive Plan amendments to define “local center” for Redmond and to designate the Marymoor Area Local Center.
5. Affordable housing. The proposed increase in residential capacity and the proposed use of the multi-family tax exemption provisions in state law provide an opportunity to create a greater quantity and level of affordable housing in this subarea, especially as the area will serve as a transportation crossroads with light rail service targeted to begin in 2024. Staff is proposing Comprehensive Plan and Zoning Code amendments to achieve additional affordable housing and a greater level of affordability.

NEXT STEPS

Staff anticipates beginning Planning Commission discussion of proposed amendments on January 11, 2017, followed by a public hearing on January 18, 2017.

Please contact Jeff Churchill (425-556-2492, jchurchill@redmond.gov), Kimberly Dietz (425-556-2415, kdietz@redmond.gov), or Judy Fani (425-556-2406, jfani@redmond.gov) with questions.